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6 Attorneys for Secured Creditor
PREMIER CAPITAL, LLC, as Assignee of
7 NC VENTURE I, L.P., a Delaware limited partnership
8

9 **UNITED STATES BANKRUPTCY COURT**
10 **CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE**
11

12 In re:) **CASE NO.: 6:22-bk-11532-WJ**
13 LINDA K. MEINBERG,) **CHAPTER 7**
14) **DECLARATION OF OSCAR WEI RE:**
Debtor.) **MEDIAN SALE PRICE OF SINGLE**
15) **FAMILY RESIDENCE FOR RIVERSIDE**
16) **COUNTY FOR 2021**

Date: July 26, 2022
Time: 1:00 pm
Place: Courtroom 304
3420 Twelfth St.
Riverside, CA 92501

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18
19
20 I, Oscar Wei, do hereby declare:

21 1. I am the Deputy Chief Economist of California Association of Realtors
22 (hereafter "C.A.R."). My office address is 525 W. Virgil Avenue, in Los Angeles, California
23 90020. My telephone number is 213-739-8348. I have been employed by C.A.R. for 19 years.
24 The facts set forth herein are personally known to me and I have first hand knowledge of
25 the same. If called as a witness, I could and would competently testify to the facts set forth
26 in this declaration

27 2. California Association of Realtors ("C.A.R.") is a non-profit organization
28

1 founded in 1905 and dedicated to the advancement of professionalism in real estate. C.A.R.
2 has focused on the development and distribution of products, programs and services which
3 not only assist its members but also operates as a benefit to the public at large by promoting
4 real property ownership and the preservation of real property rights. As part of its services,
5 C.A.R. provides housing market forecasts, current sales & price statistics and historical
6 housing data. With respect to sales statistics for existing single family homes, county sales data
7 is obtained from more than 90 association of Realtors/ multiple listing services throughout the
8 state of California.

9 3. The Riverside County median sale price for the calendar year 2021 is as follows:

10 A. Existing home sales (detached - single family homes): \$560,000.00

11 The Riverside County median sales prices referenced above was generated from sales
12 transactions extracted from data collected from more than 90 associations/ multiple listing
13 services in the state of California. The transaction data for all closed sales is downloaded
14 around the 8th day of each month and stored in our internal database for statistical purposes.
15 The median prices reflect sales closed in Riverside County between January 1, 2021 through
16 December 31, 2021, that were listed on multiple listing services. The median price of all
17 existing homes sales represents the mid-price point of all closed sales of existing single family
18 homes, detached for the calendar year 2021.

19 4. As Deputy Chief Economist of C.A.R., I have access to all the raw data collected
20 and am able to determine the median price for a single family residence (detached) from all of
21 the reported sales figures for the calendar year 2021 for Riverside County as maintained on our
22 computer system. Specifically, I used an interactive data visualization software called Tableau
23 to pull the statistics from our internal data base. I then specified the required parameters for
24 this particular search, *i.e.*, Riverside County sales of SFR for the calendar year 2021, and the
25 software looks throughout the database containing the raw data, and pulls all of the closed
26 sales transactions within the parameters and computes the median sale price. Due to
27 confidentiality agreements with MLS ("Multiple Listing Services"), C.A.R. is only able to

1 publish and disseminate compiled statistics such as the median sale price and not each and
2 every sale price individually reported to it.

3 I declare under penalty of perjury under the laws of the United States of America to be
4 true and correct.

5 Executed this 8th day of June 2022, at Los Angeles, California.

6
7 
Oscar Wei